

Wainwright
&
Edwards

FOR SALE
01772 814863



£215,000

8 Spencers Drive, Tarleton, Preston, PR4 6AU



PROPERTY SUMMARY

An excellent opportunity to purchase a semi detached true bungalow in sought after residential location close to the villages of tarleton and Hesketh Bank. The spacious accommodation in need of some updating comprises entrance porch, hall, lounge, open plan dining kitchen, two bedrooms and bathroom. The property stands in a mature private plot with large driveway to front enjoying views of paddock and local church and the rear garden is a particularly good size with mature herbaceous borders , patio and large garage.

Early viewing advised to appreciate the extent and quality of this property.







SEMI-DETACHED BUNGALOW
 TOTAL FLOOR AREA: 883 sq ft (82.0 sq m) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The symbols, graphics and applicable colour have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with AutoCAD 12/09

LOCAL AUTHORITY

West Lancs

TENURE

Freehold

COUNCIL TAX BAND

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.